

**WEARE, NEW HAMPSHIRE PLANNING BOARD**  
**JANUARY 24, 2019 Meeting DRAFT Minutes**

**Present:** Craig Francisco, Chairman; Bruce Fillmore, Jr., Vice-chairman; Frank Bolton, Member; Jack Meaney, Ex-Officio; Chip Meany, Land Use Coordinator. Also present: David Nelson, Andrew Morris, Craig Francisco, Kevin Lefebvre, Paul Cote, Judy Cote, Matt C. Blair, Sheila Cleveland.

**I. CALL TO ORDER**

As Mr. Francisco recused himself in order to represent a client, the meeting was called to order at 7:02 p.m. by Vice-chairman Bruce Fillmore.

**II. SITE PLAN REVIEW**

Safely Stor, LLC located at 424 South Stark Highway, Tax Map #109, Lot #8 in a Commercial Zone. Reduce storage units and increase outside storage. Mr. Francisco approach the Board and stated he is there for two reasons. The first is to make a request to reduce the landscaping in the approved plan that would cost \$40,000 to create. This new plan, if granted, would ensure drainage will remain the same and no trees will be taken down. Twelve 6' Firs will remain. Mr. Francisco asked for clarification on what the purpose of the landscaping was? To block view or to buffer. Mr. Fillmore then reviewed the definition of a buffer from the Zoning Ordinance. A buffer is used to blend in the property, not to make it invisible. The Board then agreed less landscaping is okay. The second proposed change requested is to reduce the number of self-storage units and increase outdoor storage areas for registered recreational vehicles to include boats, AV's, trailers. Mr. Fillmore then expressed that a note is needed on the new site plan that states exactly what will be stored on the 2 acre piece of open land that exists now. This Board does not want this piece of land to turn into a used car lot. Also, conveyed by the Vice-chair is that the applicant must submit a change of use form to the Town. The Vice-chair then asked if there were any abutters who wanted to speak? No one spoke.

Mr. Meaney moved to accept the Safely Stor, LLC. application for change of use at the site to allow more parking subject to the condition of changing Note Two on Site Plan which dictates only registered recreational vehicles will be allowed including RV's, boats and trailers. Mr. Bolton seconded, passed without dispute. Mr. Francisco now rose to join the Board at the table.

**II. PUBLIC HEARING**

Per changes to the Weare Zoning Ordinance regarding the Riverdale Historic District The Chair stated the only recommended changes from the Board would be the following: 30.C.2 will change from 250' TO 350', therefore increasing the property points. Mr Francisco asked if there any comment from the public. No one spoke.

### **III. EAST SHORE DRIVE REGULATION**

The Chair stated a recommendation will be made to the Board of Selectman that would state: (1) a turnaround on the owner's lot that would abide by Article 36.3.5.6 of the Zoning Ordinance that turnouts are to be constructed, and (2) Article 36.3.5.9.1 which states the appropriate easement will be obtained for the turnaround which must be approved by the attorney. Mr. Fillmore then seconded and all approved.

### **IV. MINUTES**

Minutes have been tabled until the next meeting.

### **V. ADJOURNMENT**

Mr. Francisco stated the meeting had now officially ended, noting the time as 7:42 p.m.

*Respectfully submitted,*

*C. Provencher*

*Transcribed from notes*